

**Zoning Board of Appeals  
Voting Record and Minutes**

The Zoning Board of Appeals of the City of Chicopee public hearing for **Wednesday June 8, 2016, 6:30 PM** in City Hall Annex, Fourth Floor, City Council Chambers, 274 Front Street, Chicopee, MA 01013.

**Meeting was brought to order by Roland Archambault at 6:35 PM.**

Board of Appeals attendance:

Member	Name	Present	Absent	Excused
Regular	Roland Archambault Chair	X		
Regular	Anthony Gallant, Clerk	X		
Regular	Miguel A. Roldan Vice Chair			X
Regular	Gary Stamborski	X		
Regular	Derek Dobosz	X		
Assoc.	Christina Loy	X		

Planning Staff attendance:

Title	Name	Present	Excused
Planning Director	Lee Pouliot		X
Development Manager	Jim Dawson	X	

**\*Associate Member Christina Loy vote in place of Regular Member Miguel Roldan in his absence.**

**Item 1:**

**VARIANCE** from Chapter 275-52 frontage from 100' to 50'; area from 10,000 SF to 3,894 SF and 3,818 SF and depth from 100' to 77.18' and 75.55' to create two new single-family building lots fronting **Grace St.** from property at 18 Dallaire Ave. Applicant: Steven Boutin, 18 Dallaire Ave., Chicopee, MA 01020

**Notes:** The Applicant explained his petition stating it was his opinion that two new single-family building lots would be a benefit to the neighborhood. He stated he would likely sell the lots to a contractor and would not build on them himself. He referred the Board to the list he submitted of Abutters who did not have issues with his proposal.

The Board discussed the petition and they were not inclined to allow two building lots on such a small piece of land. The Board offered the Applicant an alternative. The alternative was to allow the variance for the depth and area for only one single-family building lot and deny the variance for frontage. The Applicant was amenable to this proposal. The Board voted to approve a variance for depth and area for only one single-family building lot fronting Grace St. The Board also placed a condition that the Applicant install a driveway on his property at 18 Dallaire Ave. prior to any building permits being issued for the property fronting Grace St. as the access for 18 Dallaire Ave. currently crosses the Grace St. parcel.

Motion to approve variance for depth and area for only one single-family building lot was made by Gary Stamborski and seconded by Derek Dobosz. Vote was 5-0 to approve the variance for depth and area for only one single-family building lot with driveway condition (see above).

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Roland Archambault Chair	X			
Regular	Anthony Gallant, Clerk	X			
Regular	Gary Stamborski	X			
Assoc.	Derek Dobosz	X			
Assoc.	Christina Loy	X			

### Item 2:

**VARIANCE** from Chapter 275-52 frontage from 100' to 75' and area from 10,000 SF to 7,500 SF to create a single-family building lot from tax title property owned by the City of Chicopee. Location: **Rolf Ave.** Assessor Map 449, Parcels 30 and 31. Applicant: Student Builders, Inc., 617 Montgomery St.

**Notes:** Mr. Nicholas Riley, a representative for the Applicant explained the petition to request a single-family house to be constructed on a vacant piece of property currently owned by the City. (The City pursued an RFP for the property resulting in an award to the Applicant) Mr. Riley stated that Student Builders from Chicopee Comprehensive High School would be the builders of the new house and this project would put the property back on City tax rolls and provide an educational experience for the students. Mr. Riley explained it was preferred to front the house on Rolf Ave. because it was his opinion that it fit with the neighborhood and lot layout of Rolf Ave. better than if it fronted Kendall St. Two Abutters were in attendance that were in opposition to the proposal. Their concerns included: the new house casting too much shade onto abutting property; increased traffic in the area with two schools nearby and displacement of groundwater resulting in wet basements. The Board voted to approve the Variance by a vote of 4 in favor to 1 in opposition. Christina Loy felt that the proposal negatively impacted the abutters and the neighborhood and therefore vote against it.

Motion to approve was made by Gary Stamborski and seconded by Derek Dobosz. Vote was 4 in favor to 1 in opposition.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Roland Archambault Chair	X			
Regular	Anthony Gallant, Clerk	X			
Regular	Gary Stamborski	X			
Assoc.	Derek Dobosz	X			
Assoc.	Christina Loy		X		

### Item 3:

#### Minutes from May 11, 2016

**Notes:** Board members noticed that Anthony Gallant was indicated as voting on Items 2 and 3 of the minutes but Anthony was actually absent from the meeting. Planning Staff acknowledged this was a mistake and the correction was noted.

Motion to approve was made by Gary Stamborski and seconded by Derek Dobosz. Vote was 5-0 to approve the minutes with the noted correction.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Roland Archambault Chair	X			
Regular	Anthony Gallant, Clerk	X			
Regular	Gary Stamborski	X			
Assoc.	Derek Dobosz	X			
Assoc.	Christina Loy	X			

**Item 4:**  
**Adjournment**

Motion to adjourn was made by Anthony Gallant and seconded by Gary Stamborski. Vote was 5-0 to adjourn.

Member	Voting members	Approve	Deny	Table	Abstain
Regular	Roland Archambault Chair	X			
Regular	Anthony Gallant, Clerk	X			
Regular	Gary Stamborski	X			
Assoc.	Derek Dobosz	X			
Assoc.	Christina Loy	X			

**Meeting adjourned at 7:30 PM.**